



Inspection Report

**Inspection Rpt Presented by The Best Real Estate Group, Mr. R.
E. Agent**

Property Address:
222 TrueNorth Rd.
Whitby ON L127R9



AmeriSpec Inspection Services Toronto East

**Blair White, CEA, Certified Home Inspector
6A-170 The Donway W.,
Ste #1402
Toronto ON M3C2E8**

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 General Conditions.....	5
2 Exterior.....	6
3 Roof.....	9
4 Attic.....	10
5 Plumbing.....	12
6 Electrical.....	13
7 Heating.....	16
8 Air Conditioning.....	18
9 Water Heater.....	20
10 Garages / Carports.....	22
11(A) Bathroom(s) / Principal Bathroom.....	24
11(B) Bathroom(s) / Bedroom Bathrooms.....	25
11(C) Bathroom(s) / Half Bathroom.....	26
12 Kitchen.....	27
13 Family Room.....	30
14 Laundry Area.....	31
15 Entry Way / Halls / Stairs.....	32
16 Dining/Living Room.....	33
17 Principal Bedroom.....	34
18 Bedrooms.....	34
19 Basement.....	35

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Property: 222 TrueNorth Rd. Whitby ON L127R9	Customer: Inspection Rpt Presented by The Best Real Estate Group, Mr. R. E. Agent	Real Estate Professional:

Thank You for choosing AmeriSpec Home Inspection Services! As your representative in the Toronto East and Scarborough area we attempt to give our client a comprehensive, clear-cut, unbiased view of the home. The purpose of this Pre-Listing inspection is to identify 'Major' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

We expect you'll find this report to be of added value when making your decision to purchase this home. As such, we want you to understand what may be the most meaningful term to you in this report - the term 'SERVICEABLE' which you will see is used frequently.

'SERVICEABLE' indicates the system, sub-system, component or item which was inspected is in working order, and/or appears to be operating or functioning sufficiently at the time of inspection, and/or appears to be in a maintained condition unless otherwise indicated. This term may be applied to old or new systems, components or items alike as we do not engage in attempting to estimate the lifespans of systems, as with many things mechanical, repairs may be needed at any time - as you may have experienced! However, we do try to give you some idea for potential maintenance in the short, medium and long term. Be Sure to read the Index for other Ratings below (such as 'COMMENTS' or 'MAINTENANCE') to fully understand our report and its content. It's important that you read the entire report. If you have any questions please feel free to call us. We'll be happy to take your questions!

We wish you all the best!
Thanks,
Blair White, ASHI Certified
Owner & Inspector
AmeriSpec Inspection Services of Toronto East & Scarborough

The following report was prepared by AmeriSpec of Toronto East & Scarborough, a licensed franchise of AmeriSpec of Canada. We are an independent, third party inspection company that has been inspecting residential and commercial properties in the Greater Toronto Area, (GTA), since 1994. We are members of the Ontario Association of Home Inspectors, (OAHI), and follow the Canadian Association of Home and Property Inspectors, (CAHPI), standards. We encourage you to visit our websites at: www.homeinspectiontorontose.com or visit www.amerispec.ca.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

MAINTENANCE: Items requires maintenance to update, re-seal, reconfigure, reorient, painting, greasing/oiling, minor fix, tightening, replace screws, or otherwise general maintenance. May also include a general maintenance check up by a licenced or otherwise qualified individual for items such as furnaces, air-conditioning units, appliances, garage doors, garage door openers, or small repairs etc.

COMMENTS: The item was inspected and found to be deficient in some respect or in the inspectors opinion is of minor to medium importance, and maintenance may be needed. Items with the heading 'Comment' will not appear in the 'Summary

Report'.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. It is likely that items with this heading will need either immediate or short repairs or replacement to ensure the system(s) is operating as it should. Items with the heading 'Review' will be Bold highlighted.

REVIEW (Prior to Close): The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life AND should be corrected PRIOR TO CLOSE. Items with the heading 'Review' will be Bold highlighted and will state 'Prior to Close' in the comments.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards or the inspector is highlight this item for your own safety such as installing carbon monoxide detectors. Items with the heading 'Safety' will be Bold highlighted and highlighted in Blue or red lettering depending on the severity of the issue. (Red bold highlights is likely an immediate/safety/or severe issue in regards to your health and safety.)

General Notes

Weather conditions at the time of inspection were clear and cold with temperature in the -5 to -10 degrees celsius range.

This structure is approximately 5 years of age as stated by the sellers.

1. General Conditions

Styles & Materials

Inspector:

Blair White

		S	C	M	R	NP	NI	NO
1.0	Inspector	•						
1.1	In Attendance	•						
1.2	Occupancy	•						
1.3	General Summary	•						
1.4	Property Information	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

1.0 Blair White, ASHI Amerispec Professional Home Inspector On behalf of Amerispec Inspection Services of Toronto SE o/b 2013773 Ontario Inc.

1.1 The report below was undertaken as a **Pre-listing inspection report** specifically for the use of the seller of this property/signed parties to the agreement. Its intended use is solely for the seller to identify areas of concern, deficiencies, end-of-service life of systems as well as give an overview of the general condition of the house on the interior and its exterior and the major systems which are identified as being a part of this inspection according to the Canadian Association of Home and Property Inspectors (CAHPI) guidelines which are available upon request or online. The report below can be used as a reference for potential purchasers of this property/home however the signed agreement is between the seller/parties to the agreement, and AmeriSpec Inspections of Toronto SE and the report remains the property of the signed parties to the agreement. Any third-party use of this information is for reference only and cannot be used by any third party to bring about any liable actions against AmeriSpec Inspections of Toronto SE under any conditions including carelessness, negligence, or errors or omissions.

1.2 This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

1.3 The modern construction, detached home faces north on Braebrook Dr, in the Town of Whitby, consisting of poured concrete foundation and brick veneer/stone over wood-framed construction. The home has been kept well-maintained with a partially finished basement Overall, the home is in a well-maintained condition.

1.4 It is very important that the buyer understands that this Home Inspection involves the visual review of literally hundreds of items in a short period of time and that it is an unreasonable expectation that no problems will be encountered after taking possession of the home.

2. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Styles & Materials

Driveway: Stone Paver	Exterior Wall Cladding: Brick Veneer	Trim: Wood
Window & Frames: Vinyl frame Windows	Exterior Door(s): Metal clad Insulated Door	Gutters / Downspouts: Aluminum
Fences / Gates: Wood	Electrical: GFCI protection	Gas Meter(s): Gas Meter location see Comments below
Lot / Grade Drainage: See Comments Below	Foundation/Structure Type: Poured Concrete	Deck: Wood
Balcony: Railings	Porch: Concrete	Stairs / Steps: Concrete

		S	C	M	R	NP	NI	NO
2.0	Driveway	•						
2.1	Exterior Wall Cladding	•						
2.2	Window & Frames	•						
2.3	Flashings/Wood Trim	•						
2.4	Exterior Door(s)	•						
2.5	Gutters / Downspouts	•						
2.6	Fences / Gates	•						
2.7	Electrical	•						
2.8	Electric Meter(s)	•						
2.9	Gas Meter(s)	•						
2.10	Exterior Faucets	•						
2.11	Bell / Chime	•						
2.12	Lot / Grade Drainage	•						
2.13	Foundation/Structure Type	•						
2.14	Deck	•						
2.15	Balcony	•		•				
2.16	Porch	•						
2.17	Maintenance	•						
		S	C	M	R	NP	NI	NO

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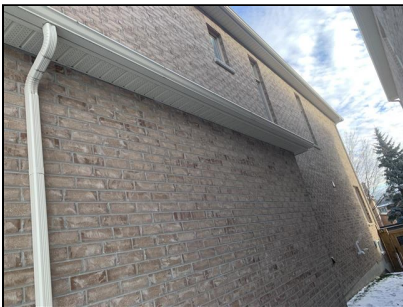
Comments:

2.0



2.0 Item 1(Picture)

2.1 The exterior wall cladding is comprised of brick veneer and stone as observed that appears to be installed over a wood framed structure. It is important to maintain all exterior finishes, sealing and caulking all exterior wall penetrations as part of annual maintenance recommended to prevent water penetration. The wall cladding appears to be in serviceable condition.



2.1 Item 1(Picture)

2.2 The windows in the home appear to be updated vinyl framed, double glazed, picture and casement windows which contribute to the heat efficiency of this home. The lower windows of the home were updated in approx. 2004/2005 and the upper floor windows were upgraded approx. 2009. Its important to lock these windows particularly during the heating season to ensure a tight seal against the window frame in the closed position. Windows were checked for functionality and appear to be in serviceable condition.

2.3 *Peeling paint observed above the front living room window, suggest scraping and painting as necessary as part of normal maintenance.*

2.4 Metal Clad Insulated Door was observed which provides better heat efficiency for the home. Recommend to check weather-stripping annually and ensure seal around the door is kept in good condition.

2.5 Eaves and downspouts appear to be in serviceable condition. Downspouts are directed away from the foundation as observed. We recommend periodically checking eaves and downspouts to ensure no blockage or debris is present. If heavily treed area/property, installation of a leafguard system will help avoid blockages and lower maintenance.

2.7 Ground fault interrupter provided for safety which appeared to operate properly. See further comments in Electrical section for details on GFCI protection.

2.8 Located at the left corner.

2.9 The gas meter is located at the right side. The main gas shut off valve is located at the meter.

2.10 Located at the rear and inside the garage.

2.12 Proper grading is essential. It's a strategy to protect the longevity of your home by managing the water around it. If the ground around your home slopes toward it or is completely flat, depending on how old, or what type and condition your foundation is in, you may or may not have moisture or water issues developing around the below-grade portion of your foundation. Therefore it's important to have a minimum five-degree slope away from your home, on all sides. What's a five-degree slope? If you measure six feet away from the foundation, the ground should be at least three inches lower than the ground next to the house. Having a five-degree slope prevents water from pooling around your foundation. You can have the most watertight foundation, but you never want it in an environment with a lot of water. Remember, concrete isn't waterproof. That means it doesn't matter how water tight a foundation might be; if water is there long enough, there's a chance it can get in.

2.13 Foundation appears to be in serviceable condition. Hairline cracks are often observed in poured concrete foundations and are of no concern to the inspector unless there are other indicators that the foundation is continuing to settle, or other factors such as a sloped lot are present. Also common in poured concrete foundations is 'corner' cracking where the corners at the top of the foundation wall crack in a 'V' shape and is not a concern unless the inspector specifically calls this out in the report as a deficiency. Sealing/caulking can be applied to these types of cracks as desired to help deter the entry of moisture.



2.13 Item 1(Picture)

2.14 Decks require maintenance over time to ensure their longevity. We recommend checking annually and sealing/maintaining as needed on an ongoing basis. Splits in posts are common however should be monitored. Any signs of 'twisting' can indicate further deterioration however none was observed at the time of inspection.

2.15 *Missing outlet cover at balcony at front of home, upper floor. Replace as needed.*

2.17 Caulking should be applied around all windows, doors, and any voids where necessary as part of annual maintenance.

3. Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. Annual inspections are recommended for this reason.

Styles & Materials

Material/Type:

Exposed Flashings:

Asphalt Composition 3-Tab shingles Metal

		S	C	M	R	NP	NI	NO
3.0	Methods Used To Inspect	•						
3.1	Material/Type	•						
3.2	Exposed Flashings/Valleys	•						
3.3	Thru Roof Penetrations	•						
3.4	Conditions	•						
		S	C	M	R	NP	NI	NO

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Comments:

3.0 *This is a limited review due to access. We suggest client verify condition prior to close.*

Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet/slippery, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. The roof was not mounted due to height.

3.1 The life span of a roof and shingles can vary greatly by many factors such as location and direction the home is facing (example - a south and west facing slope is exposed to sun the majority of the day and therefore are prone to wear from this). Other factors may include quality of the shingle, installation methods, ice and snow building, other weather-related factors (such as hail or wind). It is difficult to predict the life or performance of any one roof therefore we cannot to predict the life of a roof for you - you can however expect the roof to last anywhere between 15 and 20 years or more depending on the quality of the shingles installed. The roof should be looked at annually for maintenance as it gets older and repairs made as needed should damage occur. It's important to replace shingles when needed. Attempting to extend a shingles life beyond their capabilities can lead to damage of the roof sheathing and potentially water leaks.

3.4 Roof is approx. 5 years old as per sellers information provided at the time of inspection. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.



3.4 Item 1(Picture)

4. Attic

Our evaluation of the attic is limited to accessibility. Our attic inspection determines the presence of insulation, checks the condition of the sheathing where visible, a visual review of the rafters or trussed, ventilation of the attic, and looks for signs of moisture problems.

Styles & Materials

Access location / Inspection method:

Viewed from Hatch area only

Framing:

Trusses

Sheathing:

Plywood

Insulation:

Blown-in Insulation - Up to Standard

Ventilation:

Hooded roof vents

		S	C	M	R	NP	NI	NO
4.0	Access location / Inspection method	•						
4.1	Framing	•						
4.2	Sheathing	•						
4.3	Insulation	•						
4.4	Ventilation	•						
		S	C	M	R	NP	NI	NO

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Comments:

4.0 Inspector did not enter all the way into the attic space. We do not enter all attics for various reasons however it is mainly for safety of the inspector. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only; recommend consulting sellers for any additional information.

4.1 Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with rafters.

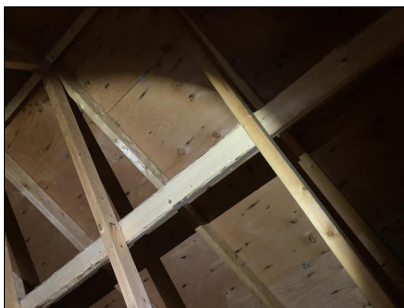


4.1 Item 1(Picture)

4.2 No discernible evident of moisture or active leaks was observed on the sheathing at the time of inspection. Water stains are often observed in attics however as older homes have often had a number of shingle replacements its possible these stains may be historical in nature. We look for active leaks and signs of excessive moisture in the home. Any signs of current or recent leakage are looked at closely if we are able to access the attic further and safely.

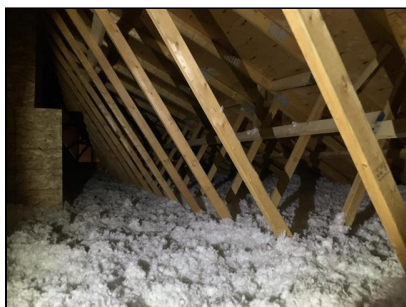


4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 16" to 18" of blown-in (aka Loose) fiberglass/cellulose - which represents an R-Value of approx. R44 to R50 which is at or near the minimum amount of insulation required for new homes built within the past few years. As this amount of insulation appears to be at the current it appears to be adequately insulated. For more information regarding the standards for heating and insulation according to the CMHC guidelines (Canada Mortgage and Housing Corp.) we recommend you use the information contained in their website.



4.3 Item 1(Picture)

5. Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems in the plumbing system. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

Styles & Materials

Supply Lines:

1/2" Copper

Branch Plumbing Lines:

PEX

Drain Waste Lines & Vent Pipes:

ABS

Waste Disposal System:

Municipal

Water Supply System:

Municipal
Pressure OK

Floor Drain:

Floor Drain observed

		S	C	M	R	NP	NI	NO
5.0	Shut Off Valve Location	•						
5.1	Supply Lines	•						
5.2	Drain Waste Lines & Vent Pipes	•						
5.3	Waste Disposal System	•						
5.4	Water Supply System	•						
5.5	Floor Drain	•						
		S	C	M	R	NP	NI	NO

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Comments:

5.0 Serviceable. Located at the front of the basement.

5.1 (1) Main incoming water supply lines appears to be 1" PEX supply line. Branch lines in the home consist of PEX pipes. Appears to be in serviceable condition.

5.1 (2) The branch water supply system in this home utilizes PEX - Cross-linked Polyethylene tubing. Our visual inspection of the system noted no leaks at time of inspection or any signs of repairs or upgrades. PEX pipe is flexible, resistant to scale and chlorine, doesn't corrode or develop pinholes, is faster to install than metal or rigid plastic, and has fewer elbows, connections and fittings which can allow for better water pressure at the extremities of the branch lines. Earlier problems Between 2001 and 2006 with various brands of PEX plumbing have now been corrected. However as PEX plumbing is still relatively new in construction and therefore we make no comment as to the life or durability of these systems over the long term.

5.3 The waste disposal system appears to be connected to public sewer systems.

5.4 Water supply system appears to be public. Water pressure at time of inspection appeared to be within the normal operating range of 40 to 70 psi when tested at the main bathroom of the home. We test for pressure based on running the cold faucets in the sink, shower and flushing the toilet and observing for obvious fluctuations in the water pressure. Minor, split second fluctuations are normal. We consider a prolonged decrease in pressure for more than 10 to 15 second to be a lower than normal fluctuation and use that as a guide to report on the water pressure.

5.5 Floor drain was observed in the basement which appears to be in serviceable condition.

6. Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. We test a number of receptacles, switches, as well as comment where possible on wiring practices in the home. While age is one factor, many homes have electrical issues created by amateur electricians, which we attempt to point out however may not always be evident. Where the report advises on electrical, defects if found, these can be safety concerns, therefore, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

Styles & Materials

Electrical Main Service:

Service entrance is underground

Equipment Grounding Present:

Grounding Present

Bonding Wire

Main Electrical Panel:

Breakers

100amps

Wiring Method:

GFCI/AFCI Present

Grounded Wiring - General

Romex

Smoke & CO2 Detectors:

Combos All Floors - Serviceable

Service Amperage and Voltage:

120 & 240 volts

		S	C	M	R	NP	NI	NO
6.0	Electrical Main Service	•						
6.1	Equipment Grounding Present	•						
6.2	Main Electrical Panel	•						
6.3	Wiring Method	•						
6.4	Sub-Panel Comments & Location					•		
6.5	Smoke & CO2 Detectors	•						
6.6	Service Amperage and Voltage	•						
		S	C	M	R	NP	NI	NO

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Comments:

6.0 Service entrance is under ground with grounding present. Main electrical panel located at/in the basement. Wiring method is Romex, with breakers used as the overcurrent device. Main conductor wiring is copper and branch wiring is copper. Service panel rating is approximately 100 amps and 120/240 volts. Main electrical panel has futures available for expansion of the panel.

6.1 (1) At the time of inspection, proper grounding of the electrical system was observed, connected to the main incoming water supply pipe. A properly sized grounding wire is necessary to be connected to ensure safe and proper discharge of stray electricity that may be generated in the homes electrical system. It is important to maintain this connection and keep it free from mechanical damage.

6.1 (2) The bonding wire/cable which grounds the gas pipe near at the furnace to the water pipe normally located above the water heater was observed and appears to be properly clamped. The bond wire provides full grounding of all the metal piping in the gas system to the ground which is ultimately connected by the main grounding wire which is normally connected to the main incoming water supply pipe of the home.

6.2 100amp Main Panel appears to be in serviceable condition. Overload protection is provided by breakers. It appears the panel may have available capacity for expansion of the system should client desire upgrades. However, a proper load calculation should be undertaken by a licenced electrician should client wish additional circuits or expansion to the panel.



6.2 Item 1(Picture)

6.3 (1) Copper, Grounded, 3-wire circuits are present in the dwelling which appears to be in serviceable condition. The electrical circuits in the home were tested for proper grounding at the outlets in the home and appear to be correctly connected and in serviceable condition (Unless otherwise noted elsewhere in this report).

6.3 (2) Arc- Fault Circuit Interrupters (AFCI) are present in the panel and appear to be in serviceable condition. AFCI's provide enhanced safety in bedrooms. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique electrical pattern that are the "signature" of an electrical arc, and they trip the breaker in the circuit if an arc were to occur. Ground Fault Circuit Interrupters (GFCI's) were also noted as being present in the dwelling and also appear to be in serviceable condition when tested at these outlets. These provide enhanced safety

near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles. If a ground fault has occurred these receptacles recognize this type of fault and will trip the built-breaker at the receptacle. A reset button is located on these receptacles, however, any trips should be investigated should they occur prior to resetting the outlet.

6.5 Audible and Visual Smoke & Carbon Monoxide detectors were observed in the home on all floors which appear to be up to date. Recommend purchaser of home check and test each detector upon moving into home to ensure they are operating properly at that time, and periodically test and change batteries if required. For added safety, it is recommended a plug-in type carbon monoxide detector be installed near bedrooms.

7. Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Dismantling and/or extensive inspection of internal components of any appliance, including furnaces, boilers, combination units, as well as the heat exchanger, is beyond the scope of this report. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed HVAC contractor. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air.

Styles & Materials

Heating System Design Type/Brand: Gas forced air Heat Recovery Unit	Energy Source: Natural gas with shutoff valve provided	Burner Chambers: Partially visible
General Conditions: High efficiency gas furnace(serviceable)	Exhaust Venting: Gas PVC 636	Thermostat: Smart Thermostat
Distribution / Ducting: Ducts/Registers	Humidifier: Not within scope	AFUE Ratings: AFUE Ratings1

		S	C	M	R	NP	NI	NO
7.0	Heating System Design Type/Brand	•						
7.1	Energy Source	•						
7.2	Burner Chambers	•						
7.3	General Conditions	•						
7.4	Exhaust Venting	•						
7.5	Thermostat	•						
7.6	Air Filters	•						
7.7	Distribution / Ducting	•						
7.8	Humidifier	•						
7.9	AFUE Ratings	•						
		S	C	M	R	NP	NI	NO

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Comments:

7.0 Goodman 2015, 60,000 btu's, 96% AFUE, High efficiency, condensing unit,

7.2 The high efficiency furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat

7.3 Unit appears to be a high efficiency gas furnace. Due to the sealed compartments on these type units, not all portions are visible. Therefore this is a limited visual inspection of the exterior cabinet only. Unit was operated with normal operating controls and appeared to function properly at time of inspection. If a more detailed review is desired we recommend consulting with a licensed HVAC contractor for dis-assembly of the unit for closer inspection.



7.3 Item 1(Picture)

7.5 Smart Thermostat was observed (Eg. Nest, Ecobee, Honeywell) This type of thermostat uses sensors and Wi-Fi technology and can be operated through your smartphone if desired to maximize energy efficiency and savings. Consult with sellers for more information for use of this technology.

7.6 16 X 25 X 1. Replace as needed as partly of normal maintenance.

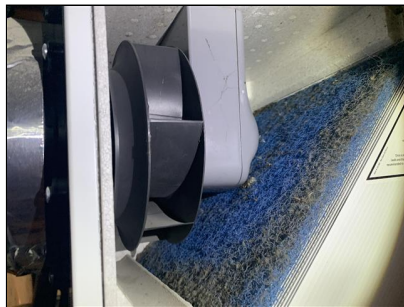
7.7 (1) Our inspection entails a manual check of the airflow using our hand - if air flow is felt at approx. 10 to 12 inches above the floor this is adequate flow for most homes. Upper floors or the most remote area of the home was checked for sufficient airflow at registers and appears to be serviceable.

7.7 (2) An HRV unit was observed in the home. An HRV is a mechanical system that is used to help regulate relative humidity (RH) in a home. These fairly simple units are often located near the furnace and have ducts which connect to the return air for the heating system, registers in several areas of the house, and insulated ducts that attach to vent hoods on the exterior walls. The main function of an HRV is to remove excessive moisture from the air in a home and replace it with drier, fresh air from outside. These units have filters to prevent clogging of the components and to prevent excessive debris from being circulated through the house. Maintenance on these units is quite easy however

must be done regularly to keep these units in serviceable condition. These units are properly balanced when they are installed. Any renovations to a home can create a new imbalance and should be tested post-renovations. A licenced heating contractor can re- balance these systems should it be required. One critical component of this system is a control, typically located in the central portion of the living space near the furnace thermostat, which has an integral humidistat. The idea is to set the humidistat to a desired RH, allowing the unit to activate when that level is exceeded in the house air. Note: An HRV should not run continuously. Recommended air changes in a home is approx. .30 per hour. For more information on HRV's recommend consulting the CMHC (Canada Mortgage and Housing Corporation) website.



7.7 Item 1(Picture)



7.7 Item 2(Picture) HRV Filter - clean every 3 to 4 months



7.7 Item 3(Picture)

7.8 A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, suggest client verify operation with sellers.

7.9 The AFUE rating represents the percentage of fuel your furnace converts into usable energy. For example, a furnace must have an AFUE rating of 90-97 per cent to be graded as high-efficiency. A furnace with an AFUE rating of 90 per cent will use 90 per cent of its fuel to heat your home, turning only 10 per cent into exhaust. Therefore, a higher the AFUE rate means better efficiency. Increased Energy Savings. A higher-efficiency means you're burning nearly all of the gas called for, and with commutated motors, less electrical energy is required which translates into as high as 96% efficiency with the highest efficiency furnaces meaning big savings on your energy bills.

8. Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. Keep the unit clear of dirt and debris. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer.

Styles & Materials

Air Conditioning Design Type/Brand:

Split system

General Conditions:

R 410A

Energy Source:

Electric with disconnect provided

Distribution / Ducting:

Ducts/Registers

		S	C	M	R	NP	NI	NO
8.0	Air Conditioning Design Type/Brand	•						
8.1	General Conditions	•						•
8.2	Temperature Difference							•
8.3	Energy Source	•						
8.4	Thermostat	•						
8.5	Air Filters	•						
8.6	Distribution / Ducting	•						
8.7	Air Conditioning Information	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

8.0 Goodman, 2015, 3 tonne unit



8.0 Item 1(Picture)

8.1 This unit contains R410A refrigerant, a more environmentally friendly choice for refrigerants that lessens the damage to the ozone layer. Air Conditioners with this refrigerant type have the highest energy efficiency (Between 14 and 16 SEER) which results in energy savings. See Comments below on SEER Ratings.



8.1 Item 1(Picture)

8.2 As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pump units below 65 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

8.4 The thermostat is located at/in the Living room/kitchen area.

8.7 SEER Ratings: Air Conditioners generally measure efficiency in numbers called SEER ratings (Seasonal Energy Efficiency Ratio). For several years, the minimum efficiency standard for newly-manufactured HVAC equipment has been 10 SEER. NRCAN (Natural Resources Canada) suggests the following for SEER Ratings. Energy efficiency standards for air conditioners, heat pumps and residential packaged units have been raised using the Energuide system for ratings of these appliances for a number of years. The ENERGY STAR specification for central air conditioners requires that the EnerGuide SEER rating be 12.0 or greater for a single-package unit and 14.0 or greater for a split system. Any product label with the ENERGY STAR rating label affixed means that the units are rated to use up to 20 percent less energy than standard new central air conditioners. Compared to the previous 10 SEER standard, 12 or higher SEER represents a significant increase in energy efficiency. Increased energy efficiency creates significant environmental benefits as well as important economic benefits. For example, when comparing older less efficient systems with higher efficiency air conditioners or heat pumps, the higher efficiency systems can save you hundreds of dollars each year on your utility bills.

9. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit Normal operating temperature range for water heaters is 120 to 130 degrees fahrenheit. For further protection, anti-scald faucets, or tempered water mixing valves can be installed for sinks, tubs and showers. Keep all combustibles away from the heater and store no paints or other chemicals in the same room.

Styles & Materials

Water Heater Design Type:

Natural gas

Supply Lines:

Copper

Energy Source:

Gas (shut off valve provided)

Water Heater Condition:
Serviceable
Tempered Water Mixing Valve

Flue Venting:
Gas PVC 636

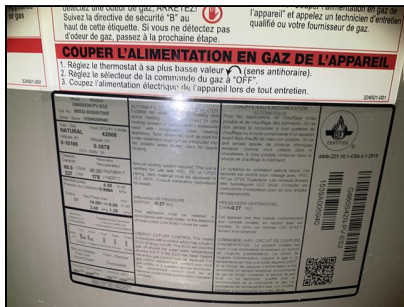
Hot Water Temperature:
Temperature(serviceable)

		S	C	M	R	NP	NI	NO
9.0	Brand / Capacity	•						
9.1	Supply Lines	•						
9.2	Energy Source	•						
9.3	Temperature / Pressure Release Valve	•						
9.4	Combustion Chamber	•						
9.5	Water Heater Condition	•						
9.6	Flue Venting	•						
9.7	Hot Water Temperature	•						
		S	C	M	R	NP	NI	NO

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Comments:

9.0 GSW, 2016, 60 gallon



9.0 Item 1(Picture)

9.2 Natural gas. Gas shut-off valve was observed near this appliance.

9.5 (1) Water heater was serviceable at time of inspection.

9.5 (2) A mixing valve present on this unit. A mixing valve provides tempered water (adds cold water to the outgoing hot) to the household for use and is has pre-set temperature controlled setting. This can be adjusted if needed, however, the controls at the lower control unit should be used to adjust water temperature. If doing this doesn't increase the temperature of the water to a proper setting without having to set the control unit too high, then service of the mixing valve is likely required. Only a licenced plumber should attempt to adjust these valves.



9.5 Item 1(Picture) Mixing Valve

9.7 The water temperature at time of inspection appeared to be within the normal operating range of 120 to 130 degrees.

10. Garages / Carports

Our garage/carport evaluation is visual in nature, and where possible garage door openers are operated. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored.

Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Styles & Materials

Type: Attached Garage	Floor/Slab: Concrete	Door Openers: Safety reverse mechanism
Fire Door: Self closer installed	Walls: Drywall	Fire Barrier: Attached Garage Gas-Proofing
Ceiling: Drywall		

		S	C	M	R	NP	NI	NO
10.0	Exterior	•						
10.1	Floor/Slab	•						
10.2	Garage Doors	•						
10.3	Garage Door Hardware	•						
10.4	Door Openers	•						
10.5	Fire Door	•						
10.6	Walls	•						
10.7	Fire Barrier	•						
10.8	Ceiling	•						
10.9	Electrical	•						
		S	C	M	R	NP	NI	NO

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Comments:

10.2



10.2 Item 1(Picture)

10.4 This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The Canadian Mortgage and Housing Corporation recommends these devices be checked monthly for proper operation and safety.

10.5 Self-closer or self-closing hinges are installed as a safety feature at the interior door to the garage as observed and tested properly at the time of inspection.

10.7 Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall particularly where garages are beneath living areas of the home. Typically, this is known as gas-proofing in the form of a drywall barrier. It is necessary and should be kept well-maintained and as few penetrations as possible of the drywall ensures this barrier.

11(A) . Bathroom(s) / Principal Bathroom

Styles & Materials

Floor: Ceramic tile	Walls: Drywall	Ceiling: Drywall
Doors: Hollow core	Windows: Same type as house exterior windows	Heat / Cooling Source: Central heating/cooling
Electrical: GFCI protection	Tub/Whirlpool: Tub	Shower Base: Ceramic tile
Shower Surround: Ceramic tile	Shower Door: Glass	Sinks:
Sink Faucets: ShutOffs Installed	Toilet: Low Flush	Counter / Cabinets:

		S	C	M	R	NP	NI	NO
11.0.A	Floor	•						
11.1.A	Walls	•						
11.2.A	Ceiling	•						
11.3.A	Doors	•						
11.4.A	Windows	•						
11.5.A	Heat / Cooling Source	•						
11.6.A	Electrical	•						
11.7.A	Exhaust Fan	•						
11.8.A	Tub/Whirlpool	•						
11.9.A	Shower Base	•						
11.10.A	Shower Surround	•						
11.11.A	Shower Door	•						
11.12.A	Shower Faucet	•						
11.13.A	Sinks	•						
11.14.A	Sink Faucets	•						
11.15.A	Traps / Drains / Supply	•						
11.16.A	Toilet	•						
11.17.A	Counter / Cabinets	•						
		S	C	M	R	NP	NI	NO

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Comments:

11.4.A Same type/material as house exterior windows, please refer to exterior step # 1105.

11.6.A Ground fault interrupter provided for safety.

11.10.A Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface requires frequent maintenance/sealing to reduce the potential for water infiltration below.

11.11.A



11.11.A Item 1(Picture)

11.12.A Multiple jets appeared to be operating properly.

11.14.A Shut-offs on the hot and cold supply lines below the counter to the sink faucet were observed if buyer desires changes or upgrades to the sink faucets.

11(B) . Bathroom(s) / Bedroom Bathrooms

Styles & Materials

Floor:

Ceramic tile

Walls:

Drywall

Ceiling:

Drywall

Doors:

Hollow core

Heat / Cooling Source:

Central heating/cooling

Electrical:

GFCI protection

Tub/Whirlpool:

Tub

Tub Surround:

Ceramic tile

Sinks:

Sink Faucets:

ShutOffs Installed

Toilet:

Counter / Cabinets:

		S	C	M	R	NP	NI	NO
11.0.B	Floor	•						
11.1.B	Walls	•						
11.2.B	Ceiling	•						
11.3.B	Doors	•						
11.4.B	Windows	•						
11.5.B	Heat / Cooling Source	•						
11.6.B	Electrical	•						
11.7.B	Exhaust Fan	•						
11.8.B	Tub/Whirlpool	•						
11.9.B	Tub Surround	•						
11.10.B	Tub Faucet	•						
11.11.B	Sinks	•						
11.12.B	Sink Faucets	•						
11.13.B	Traps / Drains / Supply	•						
11.14.B	Toilet	•						
11.15.B	Counter / Cabinets	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

11.6.B Ground fault interrupter provided for safety.

11.12.B Shut-offs on the hot and cold supply lines below the counter to the sink faucet were observed if buyer desires changes or upgrades to the sink faucets.

11(C) . Bathroom(s) / Half Bathroom

Styles & Materials

Floor:

Ceramic tile

Walls:

Drywall

Ceiling:

Drywall

Doors:

Hollow core

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

Electrical:

GFCI protection

Sinks:

Sink Faucets:

ShutOffs Installed

Toilet:

		S	C	M	R	NP	NI	NO
11.0.C	Floor	•						
11.1.C	Walls	•						
11.2.C	Ceiling	•						
11.3.C	Doors	•						
11.4.C	Windows	•						
11.5.C	Heat / Cooling Source	•						
11.6.C	Electrical	•						
11.7.C	Exhaust Fan	•						
11.8.C	Sinks	•						
11.9.C	Sink Faucets	•						
11.10.C	Traps / Drains / Supply	•						
11.11.C	Toilet	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

11.4.C Same type/material as house exterior windows, please refer to exterior step # 1105.

11.6.C Ground fault interrupter provided for safety.

11.9.C Shut-offs on the hot and cold supply lines below the counter to the sink faucet were observed if buyer desires changes or upgrades to the sink faucets.

12. Kitchen

Appliance inspection is beyond the scope of the Canadian Association of Home and Property Inspections Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Please double-check appliance operation just before closing.

Styles & Materials

Floor:

Wood

Walls:

Ceramic tile
Drywall

Ceiling:

Drywall

Doors:

Archway

Heat / Cooling Source:

Central heating/cooling

Electrical:

20amp Outlets
GFCI protection present
Island with GFCI outlet

Counter Tops:

Solid surface

Sinks:

Stainless steel

Stove /Oven or Cooktop:

Gas (Serviceable)

Ovens:
Electric(serviceable)

Hood / Fan / Light:
Exterior vented

		S	C	M	R	NP	NI	NO
12.0	Floor	•						
12.1	Walls	•						
12.2	Ceiling	•						
12.3	Doors	•						
12.4	Windows	•						
12.5	Heat / Cooling Source	•						
12.6	Electrical	•						
12.7	Cabinets	•						
12.8	Counter Tops	•						
12.9	Sinks	•						
12.10	Faucets	•						
12.11	Traps / Drains / Supply	•						
12.12	Disposals	•		•				
12.13	Dishwasher(s)	•						
12.14	Stove /Oven or Cooktop	•						
12.15	Ovens	•						
12.16	Refrigerator	•						
12.17	Hood / Fan / Light	•						
12.18	Microwave	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

12.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

12.6 (1) 20 amp receptacle(s) were noted in the kitchen which is the latest electrical standard for a modern kitchen and supplies plenty of power at the counters for modern conveniences. Ground fault interrupter provided for safety at the counter outlets.

12.6 (2) A GFCI protected receptacle/outlet was observed at kitchen island for convenience and safety.

12.7 Serviceable.



12.7 Item 1(Picture)

12.10 Shut-offs on the hot and cold supply lines below the counter to the sink faucet were observed if buyer desires changes or upgrades to the sink faucets.

12.12 *If children present in home ensure safety precautions are taken. Also if attempting to clean or maintain, the breaker at the main electrical panel must be shut off.*



12.12 Item 1(Picture) Disposal

12.13 Dishwasher was tested at the time of inspection. A visual inspection of the drain hose at the under-sink connection was performed. Washer hoses and connections are subject to a high degree of use, and possible mechanical damage under the counter. These have been known to leak for this reason and should be checked periodically for leaks, loose connections, or damage.

12.14 The gas stove/range was tested at the time of inspection and appeared to function properly. Gas shutoff below cabinet as observed.



12.14 Item 1(Picture)



12.14 Item 2(Picture) Gas Stove Shutoff Valve

12.15 The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

12.17 We always recommend the use of an exhaust fan while cooking to limit the amount of moisture in your home. Excess moisture in a home can lead to air quality issues as well as condensation on windows and other potential issues.

12.18 Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

13. Family Room

Styles & Materials

Floors:

Wood

Walls:

Drywall

Ceilings:

Drywall

Doors:

Archway

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

Fireplace:

Direct vent fireplace

		S	C	M	R	NP	NI	NO
13.0	Floors	•						
13.1	Walls	•						
13.2	Ceilings	•						
13.3	Doors	•						
13.4	Windows	•						
13.5	Heat / Cooling Source	•						
13.6	Electrical	•						
13.7	Fireplace	•						
		S	C	M	R	NP	NI	NO

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Comments:

13.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

13.7 While a traditional fireplace provides an open burning chamber that vents through a chimney, a direct vent fireplace does not require a chimney, and can vent horizontally out a sidewall or vertically to the roof. The direct vent fireplace also has a completely enclosed chamber that is highly efficient, drawing in air for combustion from the outside and expelling gasses to the outside as well. The front glass enclosure is porous, allowing radiant heat to pass into the room. The direct vent fireplace heats a room without robbing it of oxygen or of the heated air it is providing, while also keeping it free of fumes and combustible materials such as embers or ash.



13.7 Item 1(Picture)

14. Laundry Area

AmeriSpec Inspections Services considers the operation of the washer and dryer during the inspection as a courtesy service to ensure our clients are getting the full picture. A quick test may be performed, and not all cycles are run, however often times we run into time constraints, or if the units appear to be older, and therefore there is a likelihood we will not run these appliances. We suggest that you clean the dryer venting exhaust pipes upon occupancy and then regularly to enhance safety/performance.

Styles & Materials

Floor:

Ceramic tile

Walls:

Drywall

Ceiling:

Drywall

Doors:

Hollow core

Cabinets:

Laundry Tub / Sink:

Stainless steel

Heat / Cooling Source:

Central heating/cooling

Electrical:

Dryer Hookups:

Electric

		S	C	M	R	NP	NI	NO
14.0	Floor	•						
14.1	Walls	•						
14.2	Ceiling	•						
14.3	Doors					•		
14.4	Cabinets	•						
14.5	Laundry Tub / Sink	•						
14.6	Faucets	•						
14.7	Electrical	•	•	•				
14.8	Washer Hookups	•						
14.9	Dryer Hookups	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

14.7 The outlet at laundry counter to left of the sink is loose, suggest securing for safety.

14.8 Washer was tested at the time of inspection. The washer hoses, and drains appear to be properly connected based on a visual inspection. As washer hoses and connections are subject to a high degree of use, as well as possible mechanical damage, these have been known to leak over time. It is for these reasons the hookups should be checked periodically for leaks, loose connections, or damage.

14.9 Dryer was tested at the time of inspection. The connections were visually inspected and appeared to be serviceable at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.

15. Entry Way / Halls / Stairs

Styles & Materials

Floors:

Ceramic tile
Wood

Walls:

Drywall

Ceilings:

Drywall

Doors:

Archway

Closet / Wardrobe:

Hollow core

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

		S	C	M	R	NP	NI	NO
15.0	Floors	•						
15.1	Walls	•						
15.2	Ceilings	•						
15.3	Doors	•						
15.4	Windows	•						
15.5	Heat / Cooling Source	•						
15.6	Electrical	•						
15.7	Stairs	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

15.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

16. Dining/Living Room

Styles & Materials

Floors:

Wood

Walls:

Drywall

Ceilings:

Drywall

Doors:

Archway

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

		S	C	M	R	NP	NI	NO
16.0	Floors	•						
16.1	Walls	•						
16.2	Ceilings	•						
16.3	Doors	•						
16.4	Windows	•						
16.5	Heat / Cooling Source	•						
16.6	Electrical	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

16.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

17. Principal Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use (If young children present, do not place furniture near windows unless a safety lock is present). A fire escape plan is recommended for all family dwellings and practice runs should be done with children.

Styles & Materials

Floors:

Carpet

Walls:

Drywall

Ceilings:

Drywall

Doors:

Hollow core

Closet / Wardrobe:

Hollow core

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

		S	C	M	R	NP	NI	NO
17.0	Floors	•						
17.1	Walls	•						
17.2	Ceilings	•						
17.3	Doors	•						
17.4	Windows	•						
17.5	Heat / Cooling Source	•						
17.6	Electrical	•						
17.7	Fireplace					•		
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

17.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

18. Bedrooms

Our bedroom review is visual and evaluated with similar aged homes in mind. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use (If young children present, do not place furniture near windows unless a safety lock is present). A fire escape plan is recommended for all family dwellings and practice runs should be done with children.

Styles & Materials

Floors:

Carpet

Walls:

Drywall

Ceilings:

Acoustic spray

Drywall

Doors:

Hollow core

Closet / Wardrobe:

Sliding

Windows:

Same type as house exterior windows

Wood

Heat / Cooling Source:

Central heating/cooling

		S	C	M	R	NP	NI	NO
18.0	Floors	•						
18.1	Walls	•						
18.2	Ceilings	•						
18.3	Doors	•						
18.4	Windows	•						
18.5	Heat / Cooling Source	•						
18.6	Electrical	•						
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

18.4 Same type/material as house exterior windows, please refer to exterior step # 1105.

19. Basement

While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation.

Styles & Materials

Access:

Finished Basements Inspection

Floor:

Concrete
Carpet

Stairs:

Wood

Walls:

Drywall

Ceiling:

Drywall

Support Posts / Columns:

Steel

Beams:

Wood I-Beam

Windows:

Same type as house exterior windows

Heat / Cooling Source:

Central heating/cooling

Ventilation:

Windows

Insulation:

Fiberglass
Rolled/batt insulation

Visible Plumbing:

ABS

		S	C	M	R	NP	NI	NO
19.0	Access	•						
19.1	Floor	•						
19.2	Stairs	•						
19.3	Walls	•						
19.4	Ceiling	•						
19.5	Exterior Door(s)	•						
19.6	Joists	•						
19.7	Support Posts / Columns	•						
19.8	Beams	•						
19.9	Windows	•						
19.10	Heat / Cooling Source	•						
19.11	Electrical	•						
19.12	Ventilation	•						
19.13	Insulation						•	
19.14	Visible Plumbing	•						
19.15	Full Bathroom					•		
		S	C	M	R	NP	NI	NO

S= Serviceable, C= Comments, M= Maintenance, R= Review, NP= Not Present, NI= Not Inspected, NO= Not Operated

Comments:

19.0 Inspection of the basement is limited due to partial finishing, and is a review of existing conditions of the basement and foundation at the time of inspection. While there may not be visible evidence of water intrusion at the time of inspection, the inspector cannot warranty this or any basement against water entry.



19.0 Item 1(Picture)

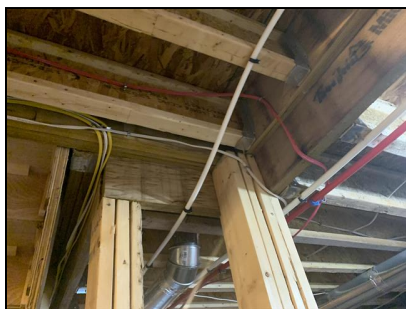
19.3 The basement /crawl space walls were inspected for the presence of moisture at visibly accessible areas through non-intrusive means using a moisture meter, touch, and visual inspection. No evidence of active moisture was noted in the visibly accessible areas of the basement/crawl space walls. Item 1(Picture)

19.5 Rear Basement entry with drainage observed.



19.5 Item 1(Picture)

19.6 TJI construction was observed. This type of construction is often used to provide additional headroom and wider spans than is common with wood joist systems as well as having truer/level floors for floor finishes above. This is a specialized system which is intended for site-specific engineering. The integrity of a truss joist system depends on the builder following an engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.



19.6 Item 1(Picture)

19.8 Wood I-Beam construction noted. These are specially engineered items which can provide special benefits in construction. Their use is specified by the manufacturer in instructions to the builder and is site-specific. The flange of the I-Beam should not be cut or notched. Some wood I-Beams have special holes or knockouts prescribed for running utilities. Most manufacturers do not allow holes that are not in the middle third of the depth of the beam, and other manufacturer-prescribed limits apply. The manufacturer's instructions should be followed for any holes or cutting performed. As we do not have these instructions, we cannot certify this installation.

19.9 Same type/material as house exterior windows, please refer to exterior step # 1105.

19.13 Not observed due to finishing of basement.